

The Corporation of the

**Municipality of Powassan**

**Re**: Minor Variance to seek relief from provisions of the Zoning By-law 2003-38 in accordance with Section 45(1) of the Planning Act

**File #:** 2022-01

**Applicant:** Karl Lewis

**Location of Property:** Concession 15, Pt Lot 15, PSR-921, PART 8, PCL 10849 NS (18 McCharles Line), Powassan, ON

**Present Status of Land Subject to Application:** Lands are developed with a dwelling, detached garage and accessory structure enclosing a hot tub.

**Purpose and Effect of the Application:** The Applicant is requesting relief from Section 4.4.2 (iii) of Zoning By-law 2003-38 which requires that all buildings are setback 30 metre from the front lot line. The applicant has constructed an 18.2 sq m accessory structure over a hot tub with a setback of approximately 11.58 metres from the front lot line.

**Additional Information:** If you require additional information or have any questions with respect to this application please contact Ms. Kimberly Bester, Secretary-Treasurer at 705-724-2813.

**TAKE NOTICE THAT** an application under the above file number will be heard by the Committee of Adjustment on the date and time and place shown below, under the authority of Section 45 of the Planning Act.

**FEB 8, 2022 – 6 PM**

**MUNICIPALITY OF POWASSAN**

**250 MAIN CLARK ST.,**

**POWASSAN ONTARIO**

**PUBLIC HEARING:** You are entitled to attend this hearing in person or you may be represented by Counsel or an Agent to give evidence about the application. Signed, written submissions that relate to this application shall be accepted by the Secretary-Treasurer before or during the hearing of the application at the address above and shall be available to any interested person for inspection prior to or at the hearing.

**FAILURE TO ATTEND:** If you do not attend at this Public Hearing, it may proceed in your absence and except otherwise provided in the Planning Act, you will not be entitled to any further notice in the proceedings.

**IF A PERSON** or public body does not make written submissions to the Municipality of Powassan before the proposed applications are approved, the person or public body is not entitled to appeal the decision of the Township of North Shore to the Ontario Land Tribunal.

If a person or public body does not make written submissions to the Municipality of Powassan before the proposed applications are approved, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**NOTICE OF DECISION:** A certified copy of the decision, together with a notice of the last day of appealing to the Local Planning Appeals Tribunal shall be sent, no later than 10 days from the making of the decision, to the applicant, and to each person who appeared in person or by counsel at the hearing and who filed a request for notice of the decision.

**Dated this 25th day of January 2022**

Ms. Kimberly Bester, Secretary-Treasurer

Powassan Committee of Adjustment

Box 250, Powassan ON P0H 1Z0

**KEY MAP**



**Subject Property**

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**SITE PLAN (Provided by Applicant)**



**Existing Hot Tub**

**McCharles Line**

**11.5m (38 ft).**

**Proposed As-Built Hot Tub Enclosure**